

IN RE: PETITION FOR ZONING VARIANCE  
N/S Wilfred Court, 267' W of  
Winsford Road  
(2 Wilfred Court)  
9th Election District  
4th Councilmanic District  
Richard M. Post, et ux  
Petitioners

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a rear yard setback of 34 feet in lieu of the required minimum of 50 feet for a proposed patio enclosure in accordance with Petitioner's Exhibit 1.

The Petitioners appeared and testified. There were no Protestants.

Testimony indicated that the subject property, known as 2 Wilfred Court, consists of 6,156 sq.ft. zoned D.R. 10.5 and is improved with a single family end-of-group townhome. Petitioners testified they initially filed a request for variance through the administrative variance procedure but were advised that a preliminary review of their plans indicated the proposed improvements were excessive for the subject property and a public hearing was required. Testimony presented at the hearing indicated that

Petitioners are desirous of constructing an enclosed patio on the rear of the dwelling as set forth on Petitioner's Exhibit 1. Petitioners testified that strict compliance with zoning regulations would prohibit construction of the proposed improvements and unreasonably prevent the use of their property for a permitted purpose. In support of their request, Petitioners noted a letter submitted by Marshall Anders, who, as their immediate neighbor and member of the Stoneridge Association's Covenants Committee, indicates they have no objections to the relief requested. Testimony indicated

the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding community.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district, or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of November, 1990 that the Petition for Zoning Variance to permit a rear yard setback of 34 feet in lieu of the required minimum of 50 feet for a proposed patio enclosure, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however,

to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Petitioner shall not allow or cause the proposed addition to be converted to a second dwelling unit and/or apartments. The addition shall contain no sleeping quarters, and no kitchen or bathroom facilities.
- 3) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

JRH:bjs

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 351-6653  
J. Robert Haines  
Zoning Commissioner

November 29, 1990

Mr. & Mrs. Richard M. Post  
2 Wilfred Court  
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE  
N/S Wilfred Court, 267' W of Winsford Road  
(2 Wilfred Court)  
9th Election District - 4th Councilmanic District  
Richard M. Post, et ux - Petitioners  
Case No. 91-18-A

Dear Mr. & Mrs. Post:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

JRH:bjs

cc: Mr. Marshall C. Anders, Jr.  
4 Wilfred Court, Towson, Md. 21204

People's Counsel

File

ORDER RECEIVED FOR FILING

Date 11/29/90  
By JRH

ORDER RECEIVED FOR FILING

Date 11/29/90  
By JRH

ORDER RECEIVED FOR FILING

Date 11/29/90  
By JRH

- 3 -

## PETITION FOR RESIDENTIAL VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 214.1b (1955) To permit a rear yard setback of 34 ft. in lieu of the required minimum of 50 ft. for a proposed addition.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason: (Indicate hardship or practical difficulty) STRICT COMPLIANCE WITH REQUIREMENT WOULD UNREASONABLY PREVENT THE USE OF THE PROPERTY FOR THE PERMITTED PURPOSE AND RENDER CONFORMANCE UNNECESSARILY BURDENSOME; RELIEF WOULD NOT RESULT IN ANY INJURY TO ANY PUBLIC HEALTH, SAFETY AND GENERAL WELFARE.

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City/State/Zip Code

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Attorney's telephone number

Legal Owner(s):

Richard M. Post

(Type or Print Name)

Signature

Address

City/State/Zip Code

Attorney for Petitioner:

2 Wilfred Court 825-3639

(Type or Print Name)

Signature

Address

City/State/Zip Code

Attorney's telephone number

Richard M. Post

(Type or Print Name)

Signature

Address

City/State/Zip Code

Attorney's telephone number

2 Wilfred Ct, Towson, MD 21204 825-3639

(Type or Print Name)

Signature

Address

City/State/Zip Code

Attorney's telephone number

Richard M. Post

(Type or Print Name)

Signature

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City/State/Zip Code

Attorney's telephone number

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(Type or Print Name)

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City/State/Zip Code

Attorney's telephone number

Richard M. Post

(Type or Print Name)

Signature

Address

City/State/Zip Code

Attorney's telephone number

Richard M. Post

(Type or Print Name)

Signature

Address

City/State

**NOTICE OF REASSIGNMENT**  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:  
Petition for Zoning Variance  
Case number: 91-18-A  
N/S Wilfred Court, 267' x W of Wilfred Road  
2 Wilfred Court  
8th Election District  
4th Councilmanic  
Petitioner(s):  
Richard M. Post, et ux  
Hearing Date: Tuesday, Oct. 23, 1990 at 9:30 a.m.  
Variances to permit a rear yard setback of 34 ft. in lieu of the required minimum of 50 ft. for a proposed addition.  
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during the period for good cause shown. Such request must be in writing and registered in this office by the date of the hearing set above or presented at the hearing.  
J. ROBERT HAINES  
Zoning Commissioner of Baltimore County  
TOWSON, MD. 21204

### CERTIFICATE OF PUBLICATION

TOWSON, MD., 10-3-1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9-27-1990

THE JEFFERSONIAN,

*S. Zebe Orlin*  
Publisher

\$ 102.41

### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 7/22/90  
Posted for: Variance  
Petitioner: Richard M. Post, et ux  
Location of property: N/S Wilfred Ct., 267' x W of Wilfred Rd  
2 Wilfred Ct  
Location of Sign: Facing Wilfred Ct. since 25' W of Wilfred  
on property of Baltimore  
Remarks: Richard M. Post, et ux  
Posted by: [Signature] Date of return: 7/27/90  
Number of Signs: 1



Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6150  
Number:

receipt

Date:

*Richard Post*  
*P+A*

91-18

#12741

Please Make Checks Payable To: Baltimore County  
04404#00056MICHRC  
39205A611-29-29

\$127.41

Cashier Validation

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

DATE 10-17-90



Dennis F. Rasmussen  
County Executive

Mr. & Mrs. Richard M. Post  
2 Wilfred Court  
Towson, Maryland 21204

Re: Petition for Zoning Variance  
CASE NUMBER: 91-18-A  
N/S Wilfred Court, 267' x W of Winsford Road  
2 Wilfred Court  
8th Election District - 4th Councilmanic  
Petitioner(s): Richard M. Post, et ux  
HEARING: THURSDAY, NOVEMBER 29, 1990 at 9:30 a.m.

Dear Petitioners:

Please be advised that \$ 127.41 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE UNDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

JRH:gs

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

*File Copy*

October 12, 1990



Dennis F. Rasmussen  
County Executive

### NOTICE OF REASSIGNMENT

CASE NUMBER(S): 91-18-A  
PETITIONER(S): Richard M. Post, et ux  
LOCATION: N/S Wilfred Court, 267' x W Winsford Road  
2 Wilfred Court

THE ABOVE MATTER HAS BEEN REASSIGNED. HEARING WILL NOW TAKE PLACE AS FOLLOWS:

THURSDAY, NOVEMBER 29, 1990 at 9:30 a.m.

IN THE BALTIMORE COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, ROOM 106, TOWSON, MARYLAND 21204.

J. ROBERT HAINES  
ZONING COMMISSIONER  
BALTIMORE COUNTY

JRH:gs  
cc: Richard M Post

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

July 17, 1990



Dennis F. Rasmussen  
County Executive

Mr. & Mrs. Richard M. Post  
2 Wilfred Court  
Towson, Maryland 21204

Re: CASE NUMBER: 91-18-A  
ITEM NUMBER: 7  
LOCATION: 2 Wilfred Court

Dear Petitioner(s):

Please be advised that your Petition for Residential Zoning Variance has been assigned the above case number. Any contact made to this office should reference the case number. This letter also serves as a reaffirmation regarding the administrative process.

1) Your property will be posted on or before August 1, 1990. The last date (closing date) on which a neighbor may file a formal request for hearing is August 16, 1990. Should such request be filed, you will receive notification that the matter will not be handled through the administrative process. This will mean advertising of the public hearing and reporting of the property. The public hearing will be scheduled approximately 30 - 45 days from receipt of said notice. In either case, (a) receipt of notification that you will have a public hearing or, (b) the passing of the closing date, the sign and post can then be removed from the property and returned to this office. Failure to return the sign and post will cause your order to be held and incur a \$50.00 charge. Please be advised that the Order will not be available for you to pick-up the day you return the sign.

2) Assuming no neighbor has requested a public hearing, the file now enters the final review stage of the administrative process. The Zoning Commissioner must now decide whether to grant or deny the request. He also has the option to request a public hearing.

3) PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Very truly yours,

G. G. Stephens  
(301) 887-3391

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

September 5, 1990



Dennis F. Rasmussen  
County Executive

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Zoning Variance  
CASE NUMBER: 91-18-A  
N/S Wilfred Court, 267' x W of Winsford Road  
2 Wilfred Court  
8th Election District - 4th Councilmanic  
Petitioner(s): Richard M. Post, et ux  
HEARING: TUESDAY, OCTOBER 23, 1990 at 2:00 p.m.

Variance to permit a rear yard setback of 34 ft. in lieu of the required minimum of 50 ft. for a proposed addition.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner of Baltimore County

cc: Mr. & Mrs. Post

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

July 30, 1990



Dennis F. Rasmussen  
County Executive

Mr. & Mrs. Richard M. Post  
2 Wilfred Court  
Towson, MD 21204

RE: Item No. 7, Case No. 91-18-A  
Petitioner: Richard M. Post, et ux  
Petition for Residential Variance

Dear Mr. & Mrs. Post:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

*2 Wilfred Court*  
Towson, Md. 21204  
November 30, 1990

*J. Robert Haines*  
Zoning Commissioner, Baltimore County

Re: Case No. 91-18-A  
*Richard M. Post*  
*2 Wilfred Court*

Dear Sir:

Upon returning from public hearing held yesterday on my variance case I discovered that I did not furnish you with copy of the receipt for payment of the various fees.

Attached is such copy which I ask that you make part of the file.

Yours very truly

*Richard M. Post*

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner



Your petition has been received and accepted for filing this  
10th day of June, 1990.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

Received By:

*James E. Hays*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Richard M. Post, et ux  
Petitioner's Attorney:

Baltimore County  
Fire Department  
700 East Joppa Road, Suite 901  
Towson, Maryland 21204-5500  
(301) 887-4500

Paul H. Reincke  
Chief

JULY 20, 1990



Dennis F. Rasmussen  
County Executive

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: RICHARD M. POST  
Location: #2 WILFRED COURT  
Item No.: \*7 Zoning Agenda: JULY 31, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by  
this Bureau and the comments below are applicable and required to be  
corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER *Capt. Kelly* Noted and Approved *Capt. Kelly*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

JULY 20, 1990

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING  
FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF  
PERMITS & LICENSES (Y-C-V)  
SUBJECT: ZONING ITEM #7  
PROPERTY OWNER: Richard M. Post, et ux  
LOCATION: N/S Wilfred Court, 267' (+/-) W of Winsford Road  
(#2 Wilfred Court  
ELECTION DISTRICT: 9th  
COUNCILMANIC DISTRICT: 4th

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE  
FOLLOWING:

- ( ) PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF  
MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE  
HANDICAPPED.
- ( ) PARKING LOCATION ( ) RAMPS (degree slope)
- ( ) NUMBER PARKING SPACES ( ) CURB CUTS
- ( ) BUILDING ACCESS ( ) SIGNAGE
- ( ) PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE  
SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT  
BALTIMORE COUNTY BUILDING CODE.
- (X) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN.  
SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE  
REQUIRED.
- ( ) A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING  
USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND  
ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE  
TO COMPLY TO NEW USE REQUIREMENTS.
- ( ) STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0  
COUNCIL BILL #158-88 ( BALTIMORE COUNTY BUILDING CODE).
- (X) OTHER - WALL ADJACENT TO LOT #37 MUST COMPLY WITH TABLES 906.2 and 906.3

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE,  
TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A  
FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE  
SUBMITTED.

CHECK ITEM APPLICABLE TO THIS PLAN

24

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

August 23, 1990



Dennis F. Rasmussen  
County Executive

Mr. & Mrs. Richard M. Post  
2 Wilfred Court  
Towson, Maryland 21204

Re: CASE NUMBER: 91-18-A  
LOCATION: 2 Wilfred Court

Dear Petitioner:

By Order of the Zoning Commissioner's Office, dated August 23,  
1990, this matter can not be decided through the administrative process  
and must be scheduled for a public hearing.

Formal notification of the hearing date will be forwarded to you  
shortly. As you recall, it will now be necessary to re-post the  
property and run notice of the hearing in two local newspapers. You  
will be billed for these advertising costs.

If you have any questions, please do not hesitate to contact this  
office.

Very truly yours,

G. G. Stephens  
(301) 887-3391

Wilfred Court  
Towson, Md. 21204  
October 28, 1990

J. Robert Haines  
Zoning Commissioner, Baltimore County  
Office of Planning & Zoning  
111 W. Chesapeake Avenue  
Towson, Md. 21204

Re: Case Number: 91-18-A  
Petitioner: Richard M. Post, et ux  
2 Wilfred Court

Dear Sir:

Kindly refer to mine of October 15 on the above case with respect to  
your administrative decision on my petition for variance. The  
courtesy of a prompt response would be greatly appreciated.

In addition to an increase in price in view of material increases,  
my contractor has now informed me that if this matter waits until  
November 29 for a decision, he is, due to prior commitments, not  
in a position to start construction until late winter or early  
spring.

I have still been unable to determine why this petition was required  
to go to a hearing if the advice I received was that no adjacent  
property owner requested same. Also, the reason for the reassignment  
of said hearing five weeks hence from the originally scheduled  
hearing. As you can see this is causing me undue hardship.

May I expect to hear from you shortly so this matter can be properly  
and expediently handled.

Yours very truly

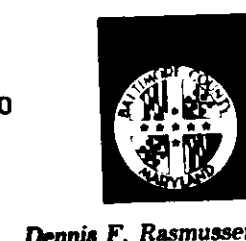
*Richard M. Post*  
Richard M. Post  
825-3639

CC: Barbara F. Bachur  
Councilwoman, Baltimore County

RECEIVED  
OCT 30 1990  
ZONING OFFICE

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

November 23, 1990



Dennis F. Rasmussen  
County Executive

Mr. Richard M. Post  
2 Wilfred Court  
Towson, Maryland 21204

RE: Case No. 91-18-A  
Hearing: November 29, 1990

Dear Mr. Post:

I am in receipt of your letter dated October 28, 1990, and I under-  
stand and appreciate your problems with the postponement of your variance  
case. If I had believed this matter was appropriate for an administrative  
decision, I would have issued the variance weeks ago. This matter must be  
reviewed in a public hearing, and I am sorry that the public hearing was  
postponed. However, this does not change the fact that your variance re-  
quest must be reviewed in a public hearing. Therefore, I believe that it is  
inappropriate for me to take any action regarding this variance until after  
the November 29, 1990 hearing.

Very truly yours,

*J. Robert Haines*  
J. Robert Haines  
Zoning Commissioner

JRH:mmm

April 15, 1990

Mr. Richard Post  
2 Wilfred Court  
Towson, MD 21204

Dear Dick,

Thank you for your letter informing the association  
of your plans to build an enclosed patio on the rear of your  
property. At the most recent meeting on April 19, 1990, the  
Association unanimously voted in favor of your proposal.

We appreciate your compliance with the Covenants  
of the Stoneridge Association.

Sincerely,

*Marshall Anders*  
Marshall Anders  
Covenants Committee

*Richard M. Post*  
Richard M. Post  
825-3639

J. Robert Haines  
Zoning Commissioner, Baltimore County  
Office of Planning & Zoning  
111 W. Chesapeake Avenue  
Towson, Md. 21204

Re: CASE Number: 91-18-A  
Petitioner: Richard M. Post, et ux  
2 Wilfred Court.

Dear Sir:

I received today Notice of Reassignment of Hearing on the above  
case of November 29. Upon discussing this matter with your  
department, it was indicated that I had the right of appeal on  
your decision that the matter could not be handled through  
administrative process, which I was not aware was available.

The time element in deciding this matter has caused me severe  
undo hardship. My original contract with a licensed contractor  
was dated May 28 and the proposed enclosed deck was scheduled  
to be completed the last week in June. Upon determining that a  
variance was required it has taken six trips to your office to  
obtain all required maps, etc., file application and return  
original posting sign. In view of the almost six month delay that  
will be occasioned in obtaining said variance my contractor has  
advised there will be an increase in price and a delay in  
construction since he is a part time contractor and with daylight  
savings time coming up he would be unable to work evenings.

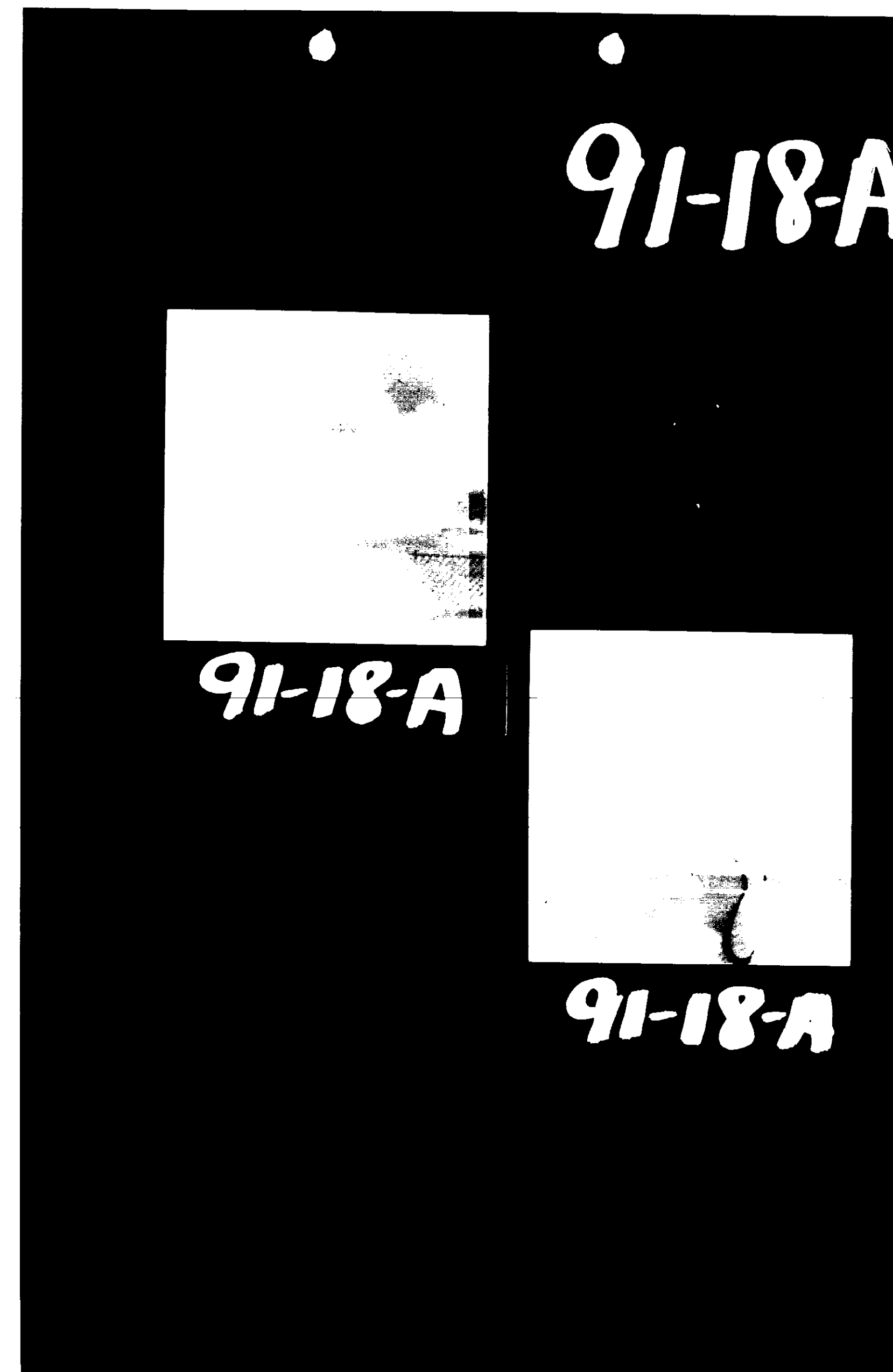
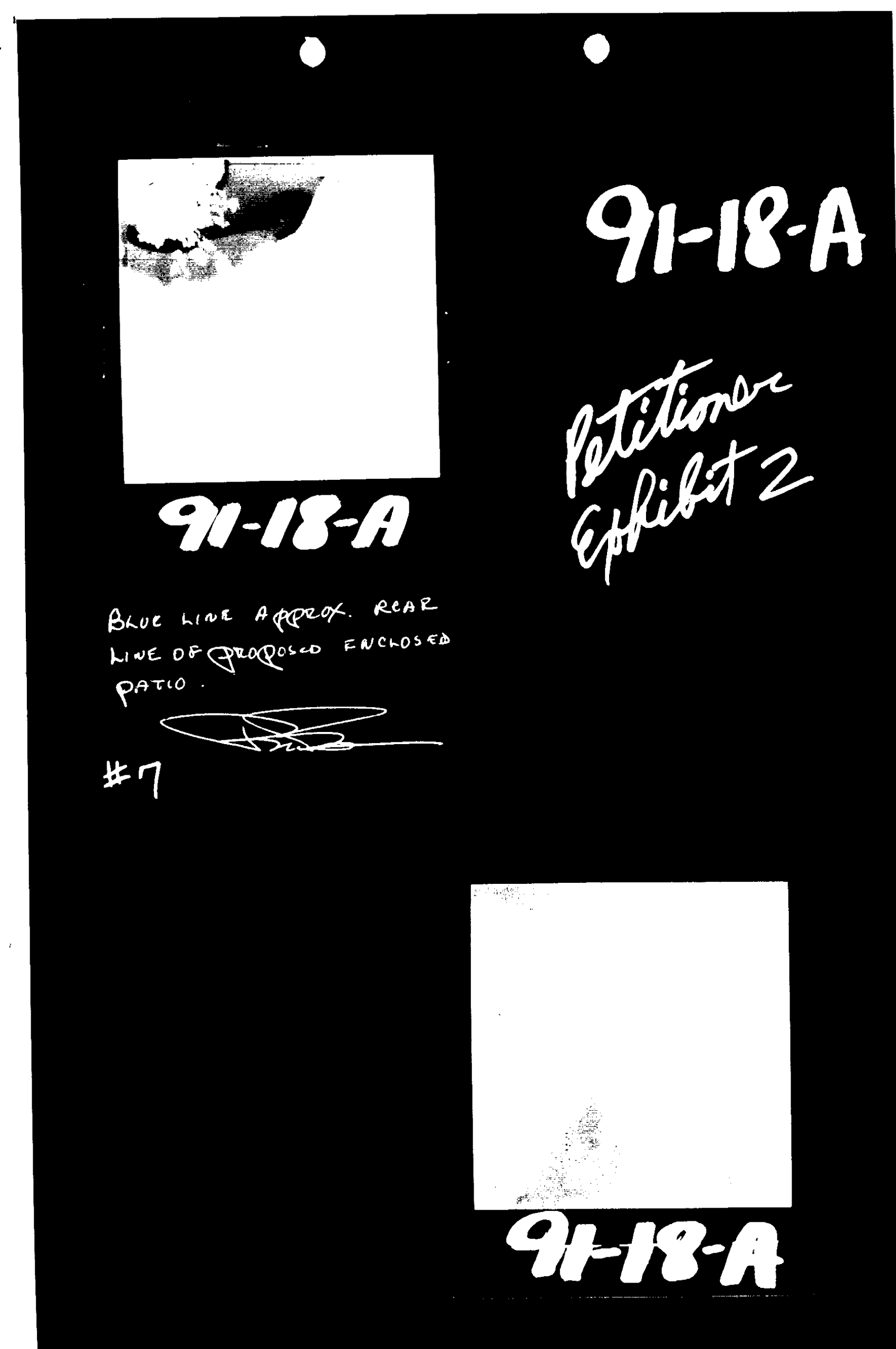
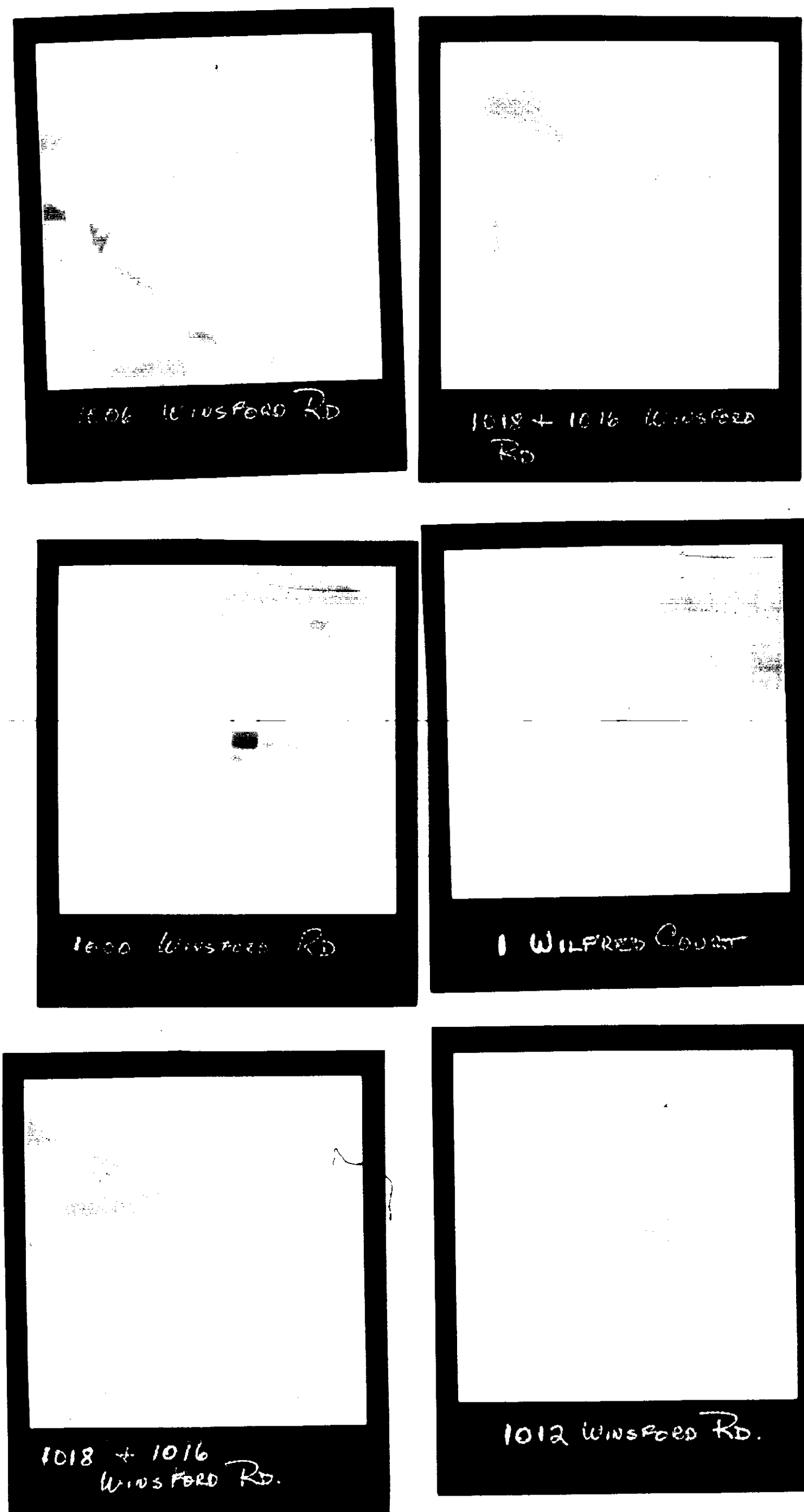
For your perusal I am enclosing herewith photos of some of the  
various enclosed porches, both screened and glass enclosed, which  
have been constructed in the immediate area. None are in compliance  
with the 50 foot setback requirement and in all cases the improvements  
are built right on the side property line as opposed to the 3 foot  
requirement.

In addition, a review of the adjacent Towson Park Development  
built at relatively the same period, indicates numerous zoning  
violations with regard to enclosed porches.

Your file should contain letter from my Improvement Association  
regarding my proposed improvement. I understand there have been  
no requests by adjacent property owners for a hearing and the  
improvement will be constructed by a licensed contractor under building  
permit and within existing codes including required side setback. This  
improvement will be unheated, uninsulated, roofed, enclosed deck.

I am requesting that you reconsider your decision and to grant this  
variance so I may proceed with this improvement which is not out of the  
ordinary in this area. The time element as stated is causing me severe  
undo hardship and I await your advice. Should additional information  
be necessary please contact me.

*Richard M. Post*  
Richard M. Post  
825-3639



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 2 WILFRED COURT

Subdivision name: STOVERIDGE

plat book: 20, Section 22, lot 26, section 2

OWNER: RICHARD M. + GEORGE E. R. POST

**PETITIONER'S EXHIBIT 1**

BELTWAY ENTRANCE

STEAM DRAIN

84.20'

PROPOSED 1/4" X 1/4" EXCHANGE PATIO

LOT 26

LOT 27

2674 to 21 WINSFORD RD

WILFRED COURT

North

date: 6/21/90

prepared by: R.M. POST

Scale of Drawing: 1" = 50'

see pages 8 & 9 of the CHECKLIST for additional required information

Location Map

scale: 1" = 1000'

**LOCATION INFORMATION**

Councilmanic District: 4

Election District: 9

1" = 200' scale map: NE-11A

Zoning: DR 10.5

Lot size: 141 6156 square feet

SEWER: ☒ WATER: ☒

Chesapeake Bay Critical Area: ☐

Prior Zoning Hearings: NONE

**Zoning Office USE ONLY!**

reviewed by: ITEM #: CASE#:

200 7



91-18-A #

BALTIMORE  
OFFICE OF PLANNING  
PHOTOGRAPHY

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W. V. 25401

